





60A Sinah Lane

Hayling Island, PO11 0HH

- INDIVIDUAL ARCHITECT-DESIGNED DETACHED HOME
- EASY ACCESS TO HAYLING ISLAND GOLF CLUB & BEACHES
- PRIVATE SOUTH-FACING REAR GARDEN
- THREE/FOUR DOUBLE BEDROOMS
- OVER 1900 SQ FT OF ACCOMMODATION
- TUCKED-AWAY POSITION ON SOUGHT-AFTER SINAH LANE
- LARGE DRIVEWAY & DETACHED DOUBLE GARAGE
- IMPRESSIVE HIGH-SPECIFICATION KITCHEN/DINING ROOM
- TWO BATHROOMS

Tucked away in a wonderfully private and peaceful position on sought-after Sinah Lane, at the southern end of Hayling Island, this striking individual architect-designed home combines generous proportions, contemporary design and exceptional versatility, all within easy reach of the coastline and Hayling Island Golf Club.



Offers in excess of £850,000



Set well back from the lane, the property immediately creates a sense of space and seclusion. A substantial gravel driveway provides extensive off-road parking and leads to a detached double garage, while the mature surroundings give the house an appealing degree of privacy rarely found so close to the coast.

The entrance hall makes an impressive introduction, with its contemporary oak staircase and glass balustrading setting the tone for the quality of finish found throughout. From here, the accommodation flows naturally into the principal living spaces.

At the heart of the home is the superb kitchen/dining room. Sleek contemporary cabinetry, extensive preparation space and integrated appliances combine with a generous dining area to create a sociable room ideally suited to both everyday family life and entertaining. Large windows ensure excellent natural light, while the thoughtful design and high-quality finish give the space a clean, architectural feel.

Adjoining the kitchen/dining room is the impressive conservatory/garden room, where extensive glazing and a glazed roof establish a wonderful connection with the garden. Folding doors allow the room to open almost completely onto the outside entertaining area, creating a seamless indoor/outdoor space during the warmer months.

The separate lounge is equally impressive. Generously proportioned yet comfortable, it features a contemporary media wall with timber detailing and provides an excellent space in which to relax away from the more open-plan areas of the house.

One of this home's particular strengths is its flexibility. A substantial ground-floor office/Bedroom Four, sits alongside a cloakroom and offers excellent potential as a fourth bedroom, guest room or dedicated home office. This makes the house particularly adaptable for changing family requirements or those seeking useful ground-floor accommodation.

Upstairs there are three well-proportioned double bedrooms. The impressive principal bedroom benefits from its own en-suite facilities. Bedrooms Two and Three are also excellent doubles, complemented by the family bathroom and additional storage.

Outside, the south-facing rear garden provides a private and peaceful backdrop to the house. Immediately adjoining the house is a decked entertaining terrace, perfectly positioned for outdoor dining and summer gatherings, while the garden room allows the outside space to become a genuine extension of the home.

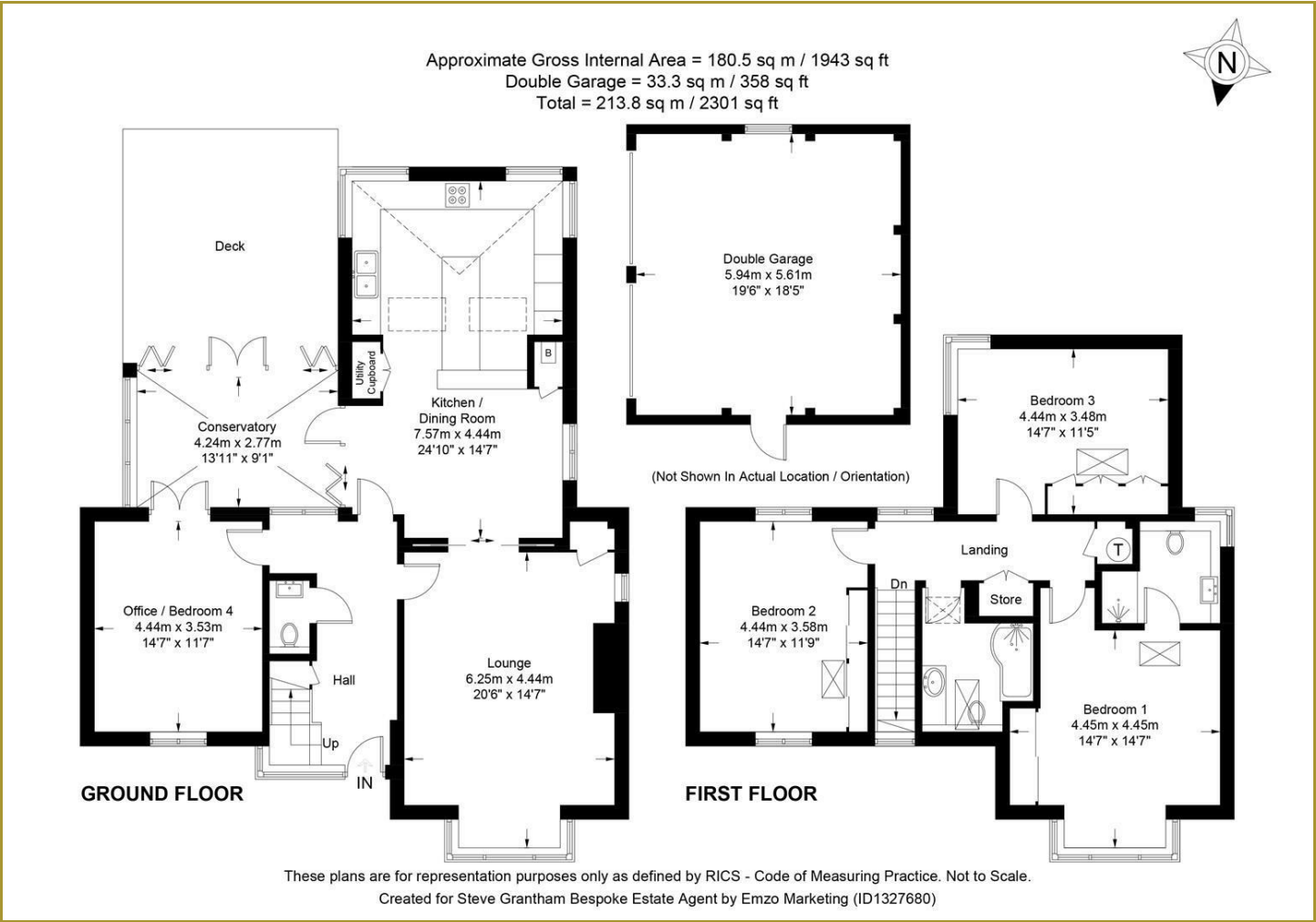
To the front, the extensive driveway is a further notable feature, providing parking for numerous vehicles and access to the detached double garage.

The location completes the appeal. Sinah Lane is one of the most sought-after settings on the southern part of Hayling Island, particularly prized for its proximity to the coast, open surroundings and recreational opportunities. The beaches and waterfront are within easy reach, as is Hayling Island Golf Club, making the property particularly attractive to anyone seeking an individual coastal home without compromising on space, privacy or accessibility.

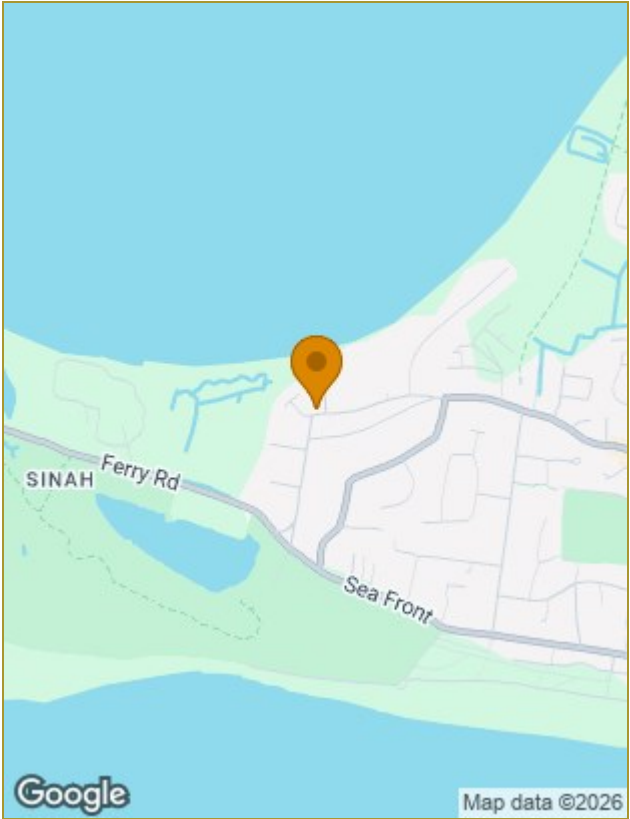




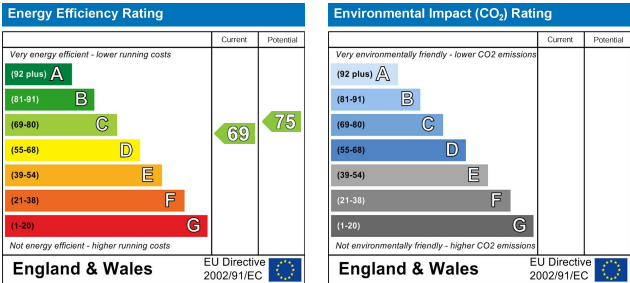
Floor Plans



Location Map



Energy Performance Graph



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